

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	12982
<b>Location :</b>	Slunj
<b>Building size :</b>	50 m2
<b>Lot size :</b>	49387 m2
<b>Garden size :</b>	0.00 m2
<b>Number of bedrooms :</b>	1
<b>Number of rooms :</b>	3
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1960

**Price :** 106.000 €

In a quiet location, surrounded by beautiful nature and greenery, there is an older farm that exudes the charm of a former way of life and provides an ideal escape from the hustle and bustle of the city.

The property features an old single-storey house with a 50 m2 garden. The house consists of three rooms and one bedroom and is currently used as a holiday cottage. Renovation is required, including the construction of a bathroom, while the existing toilet is currently a field toilet. Electricity is connected and in operation.

In addition to the main house, there are additional outbuildings:

a courtyard building that can be converted into residential space with renovation,  
a barn (šajer) in which there is a cistern for collecting water.

The total area of

the land is as much as 49,387 m2, and includes pastures, arable land and forest. The land is regularly maintained and is suitable for agriculture, animal husbandry, a family farm or the development of tourist facilities.

The special value of this property is given by the untouched nature, peace and sounds of birds that create a unique atmosphere. A regularly maintained macadam road leads to the property.

The Korana River is only about 700 meters away, and there is a source of drinking water nearby. The property is located 15 km from Slunj.

Additional potential for the location is provided by the planned construction of the international automotodrome Croatia Ring,

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approximately 1 km from the property, which could host Formula 1 races in the future.

This property represents an excellent opportunity for nature lovers, investors, farmers or anyone looking for a peaceful location with great development potential.